

Cranston School Buildings Committee
Superintendent's Conference Room
November 5, 2014

Members Present:

Brad Draycott, Nick Capezza, Trent Colford, Jeffrey Gale, Mario Aceto

Others Present:

Brad Ripley, Raymond Votto

The meeting was called to order at 5:30. Mr. Draycott called for a motion to approve the minutes of October 1, 2014. Mr. Aceto moved to accept Mr. Colford seconded all were in favor, minutes approved.

Public Comments

There were no public comments.

New Director of Plant Operations

Mr. Votto stated that the district went through a process of selecting an applicant. An interview committee selected three top candidates through a screening process and those names were presented to the School Committee executive group and they selected a Mr. Ed Collins who is currently the Director of Plant Operations in Middletown/Newport. Prior to that he was the Director of Plant Operations for Central Falls. Mr. Votto indicated that Mr. Collins will be on board starting December 1, 2014. Mr. Votto stated that he has also been meeting with Joel Zisseron to transition over.

Old Business:

Renovation Bonds

Mr. Votto stated that the bond was passed with a lot of support from the city and indicated that the City Council and Mayor have supported the idea that over the next five years beginning next summer at the next budget process, they will release be releasing money to get to the 7.5 million dollars. Mr. Votto stated that we need to spend half of the bond to qualify for housing aid within the first five years of the bond.

Renovation of Science Rooms

Mr. Draycott stated that a key item with this project was that a meeting with the school representative was going to be set up. Mr. Capezza stated that he was not up to anything on this project and was not sure if any meeting took place. He did state that we were still ahead on this project. Mr. Capezza stated that he has not seen a complete set of drawings and did not have a report from the architect. Would like to see something more complete by next meeting so we could go out to bid. Mr. Ripley stated that Mr. Wojcik would like to have one more meeting with the science teachers to make sure he has everything laid out the way they want it.

Replace asbestos tile at Bain, Park View

Mr. Draycott stated that he thought there were a few punch list items and Mr. Capezza stated that as far as he knew this project was complete and if there was anything left on the punch list it would

be very minor. No motion was brought to the table to close out the project until the punch list is complete.

Window Replacement – Park View

The window drawings, Mr. Ripley stated that Joel Zlsserson has given Mr. Wojcik a layout of the existing air conditioners in the school and he would like to meet with Joel and go over them. Mr. Ripley stated that Mr. Wojcik does not want to put the air conditioners in the windows and went on to state that there are blank panels in the window walls and that Mr. Wojcik would like to cut into those and put the air conditioners in there to make it look neater. Also, on the second floor he is talking about putting a split unit in a couple of rooms because there are only about five rooms on the second floor.

Sprinkler Design –CHSW E-Building/Arlington

At Cranston West –E building they have to put an enclosure around the existing free standing pipe with all the control valves. At Arlington, need to do a punch list and fill up some holes and that school should be done.

CW Career Center – Interior ADA Improvements Project

Mr. Draycott stated that he has not seen any drawings other than verbal description of some bathroom renovations. Mr. Votto stated that he met with Steve Guglielmo, architect from Saccoccio, who is overseeing the project. Mr. Votto indicated that they met with the director of the Center to go over the design that we want to move forward with. There will be two projects going on at the same time - inside work and exterior work to come into ADA conformance. Mr. Votto stated that they were bringing in a new Welding Program and would also be moving the print shop from the E-building to the Career and Tech Center. Both rooms will be part of the drawings. Mr. Ripley stated that they are going to try and follow the same set-up as New England Tech's Welding Program. Mr. Votto stated that the ADA has given the school department a year to come into compliance and the year will be up in September 2015. We will need to start right away to complete the majority of the inside projects that are ADA related as well as a few ramps on the outside.

Edgewood Highlands/Oaklawn – Sprinkler RFP

Mr. Capezza stated that bids came in and has been awarded. The low bidder is Encore who is the contractor from this year also known as FSSG. The two schools combined came in at \$565,000. They were low bidder by a couple of hundred thousand dollars, they did not miss anything and guaranteed us they did not miss anything. Mr. Capezza stated that this was a design build and that they do not have a set of plans that they are bidding off of. It is their responsibility to design what we need and to meet our deadline. Mr. Colford was concerned about penalties if we do not meet the deadline and Mr. Votto stated that at Arlington the company could have accessed the water department sooner to check for water pressure and feels that the company should do that for Edgewood and Oaklawn to save us some time. Mr. Capezza stated that by awarding the contract now they can move forward now instead of waiting until May or June and that we are about four months ahead. Mr. Ripley also indicated that we are working with two different water companies –

Providence Water and Kent County. Mr. Votto stated that we make sure they go to the fire department to have the design approved.

Other Business

Mr. Aceto mentioned that other members of the council would like a monthly report on any progress and indicated that he would be able to do this. Also, with the 15 million dollar that has passed, it would be helpful if the council knew what the projects were and if there was a timeline that way they could avoid any finger-pointing.

There was no further business.

Next meeting is scheduled for Wednesday, December 3, 2014 at 5:30 p.m.

Mr. Draycott asked for a motion to adjourn; Mr. Gale seconded, all in favor, meeting adjourned.

Respectfully Submitted,

Margie Chapman

Recording Secretary